

# CITY OF CHARLESTON

## PLANNING COMMISSION MEETING REPORT

### MEETING OF JULY 20, 2016

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, July 20, 2016** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications were considered:

#### REZONINGS

1. **124 Spring St (Peninsula) TMS# 4601102027** – 0.597 ac. Request rezoning from Limited Business (LB) and Diverse Residential (DR-2F) to Planned Unit Development (PUD).  

<b>RECOMMENDED APPROVAL</b>
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2. **Maybank Hwy at Promenade Vista St (James Island) TMS# 4240000001** – approx. 10.57 ac. Request rezoning from Gathering Place (GP) to Planned Unit Development (PUD).  

<b>DEFERRED BY PLANNING COMMISSION</b>
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3. **5 Fort Royal Ct and adjacent vacant lot (Wespanee - West Ashley) TMS# 4180400006 & 005** – approx. 9.18 ac. Request rezoning from Conservation (C) to Single-Family Residential (SR-1).  

<b>RECOMMENDED APPROVAL</b>
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4. **53 Bogard St (Peninsula - Cannonborough/Elliottborough) TMS# 4600803105** – 0.118 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).  

<b>DEFERRED BY APPLICANT</b>
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5. **Ashley River Rd (West Ashley) TMS# 3541200004** – 1.53 ac. Request rezoning from Single-Family Residential (SR-1) to General Office (GO).  

<b>RECOMMENDED APPROVAL</b>
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#### SUBDIVISIONS

1. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.3 ac. 113 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).  

<b>APPROVED WITH CONDITIONS</b>
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2. **Brigade St (Peninsula) TMS# 4640000003 & 017** – 15.85 ac. 3 lots. Request subdivision concept plan approval. Zoned Mixed-Use Workforce Housing (MU-2/WH).  

<b>DEFERRED BY APPLICANT</b>
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3. **Parcel CC, Peninsula (Daniel Island) TMS# 2750000203** – 7.60 ac. 17 lots. Request subdivision concept plan approval. Zoned Daniel Island Residential (DI-R).  

<b>APPROVED WITH CONDITIONS</b>
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4. **Carolina Bay, Phase 22 (Carolina Bay - West Ashley) TMS# 3070000005** – 3.03 ac. 10 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).  

<b>DEFERRED BY PLANNING COMMISSION</b>
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## **ZONINGS**

1. **5 Tovey Rd (Carolina Terrace - West Ashley) TMS# 4181000012** – 0.17 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.

<b>RECOMMENDED APPROVAL</b>
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2. **Grimball Road Ext and Cooper Judge Ln (James Island) TMS# 4270000081 & 113** – approx. 1.19 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.

<b>DEFERRED</b>
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## **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### **Preliminary & Final Plats**

1. **Magnolia PUD, Phase 2 (Peninsula) TMS# 4640000025, 026, 028, 029, 035, 039, 040.** 35.6 ac. New rights-of-way. PUD. Preliminary subdivision plat under review.
2. **2337 Waring Hall Lane (West Ashley) TMS# 3580800074.** 0.5 ac. 2 lots. SR-1. Preliminary subdivision plat under review.
3. **123 & 125 Moultrie Street (Peninsula) TMS# 4600301039, 055.** 0.5 ac. 4 lots. DR-1F. Preliminary subdivision plat under review.
4. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 37.9 ac. 59 lots. PUD. Preliminary subdivision plat pending approval.
5. **West Island Center (West Ashley) TMS# 3100800010, 014.** 8.1 ac. 3 lots. GB. Final subdivision plat pending approval.
6. **Daniel Island Shopping Center (Daniel Island) TMS# 2750000220.** 5.2 ac. 2 lots. DI-TC. Preliminary subdivision plat pending approval.
7. **Swyger's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 29.1 ac. 26 lots. C(ND). Preliminary subdivision plat under review.
8. **The Villages at St. Johns Woods, Phase 5 (Johns Island) TMS# 2790000143.** 40.1 ac. 88 lots. PUD. Preliminary subdivision plat pending approval.
9. **St. Johns Square (Johns Island) TMS# 3130000018.** 34.6 ac. 2 lots. PUD. Final subdivision plat under review.

### **Road Construction Plans**

1. **Woodbury Park (Johns Island) TMS# 3130000048, 049, 050.** 52.9 ac. 47 lots. SR-1. Road construction plans pending approval.
2. **Magnolia PUD, Phase 2 (Peninsula) TMS# 4640000025, 026, 028, 029, 035, 039, 040.** 35.6 ac. New rights-of-way. PUD. Road construction plans under review.
3. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 37.9 ac. 59 lots. PUD. Road construction plans pending approval.
4. **Ashley Pointe, Phase 1 (West Ashley) TMS# 2860000444.** 8.3 ac. 60 lots. SR-6. Road construction plans pending approval.
5. **Governor's Cay, Island (Cainhoy) TMS# 2710002115, 129.** 7.4 ac. 36 lots. PUD. Road construction plans pending approval.
6. **Swyger's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 29.1 ac. 26 lots. C(ND). Road construction plans under review.
7. **Barons Drive (West Ashley) TMS# 3010000696.** 72.8 ac. Right-of-way. PUD. Road construction plans under review.
8. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132.** 9.6 ac. 50 lots. DR-9. Road construction plans pending approval.